

Unified Development Code

Project Overview

Zoning Chapter

Design Chapters

A light gray architectural rendering of a city street scene serves as the background. It shows a multi-story building with many windows, a sidewalk with trees, benches, and a crosswalk. The scene is viewed from an elevated perspective.

Project Overview

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What is a Unified Development Code?

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It is a single, unified document that contains the City's regulations and requirements related to development.

What will be included in Boerne's Unified Development Code?

- Zoning
- Platting and land subdivision regulations
- Design standards
- Development Procedures

Updated UDC Outline



- Chapter 1 General Provisions
- Chapter 2 Procedures
- Chapter 3 Zoning
- Chapter 4 Residential Site Design
- Chapter 5 Nonresidential Site Design
- Chapter 6 Subdivision Design
- Chapter 7 Infrastructure Design
- Chapter 8 Environmental Design
- Chapter 9 Signage
- Chapter 10 Buildings
- Appendices

Progress Report

Chapter	Drafted	Staff Review	SC Review	Legal Review	Council and P&Z
General Provisions	✓				
Procedures	✓				
Zoning	✓	✓	✓	✓	
Residential Design	✓	✓	✓		
Nonresidential Design	✓	✓	✓		
Subdivision Design	✓	✓	✓		
Infrastructure Design	✓	✓	✓		
Environmental Design	✓	✓	✓		
Signage			**		
Buildings	n/a				
Glossary					
Illustrations					

Meetings and Outreach To Date

Steering Committee

- Meeting #1: Overview / Zoning
- Meeting #2: Zoning / Design Chapters (all 6)
- Meeting #3: Design Chapters
- Meeting #4: Design Chapters/Procedures
- Meeting #5: Signage

** Steering Committee meets the fourth Monday of each month*

Developer's Forum

- Developer's Forum #1: Project Overview (March 5)

Town Hall

- Town Hall #1: Project Overview (April 30)
- Town Hall #2: Project Update (tonight – September 16)

Upcoming Activity

Meetings

- ✓ Monthly meetings with City Council and Planning and Zoning Commission to review the chapters of the UDC
- ✓ Monthly Steering Committee meetings to review the content of the UDC
- ✓ Weekly coordination with Staff to review content and project progress

Production

- ✓ Continue working with staff on procedures, signage and general provisions
- ✓ Develop illustrations for signage chapter and text supplements

Zoning Chapter

Residential

Nonresidential

Special Districts

What is contained in the zoning chapter?

- Boerne's zoning categories
- Permitted uses for each zoning category
- Dimensional standards for site development
- Map showing how each parcel in the City is zoned.

What are the major changes to the City's zoning regulations?

- Zoning categories have been refined (*not completely replaced*)
- Text and tables have been cleaned up and better aligned with standardized terminology
- The role of base districts and overlays has been refined
- The map will be revised to align with the updated categories

Residential Zoning Categories

Base Categories

- Agriculture and Rural Residential
- Large Lot Residential
- Manor Residential
- Estate Residential
- Low Density Residential
- Medium Density Residential
- Neighborhood Residential
- Moderate Density Residential
- Attached Residential
- Compact Residential
- Multi-Family Residential
- Duplex Residential
- Manufactured Home Community
- Holding

Nonresidential Zoning Categories

Base Categories

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Center City Commercial
- Community Office
- Office Park
- Industrial Office
- Storage and Transportation
- Technology and Innovation
- Craft Industry
- General Industrial

Special Districts

Overlays and Flexible Zoning

• **Overlay Districts:**

- Used for customized design oversight in areas that impact the identity, economy and form of the City

• **Flexible Zoning Tools**

- Planned Unit Developments for parcels less than 25 acres
- Planned Development Districts for parcels greater than 25 acres
- Cluster Development Districts for developments with small footprint lots, shared hard space and increased open space

The Design Chapters

Residential Site Design

Nonresidential Site Design

Subdivision Design

Infrastructure Design

Environmental Design

Signage

Ch 4: Residential Site Design

Topics Addressed

- Residential Buildings
- Driveways and Parking Areas
- Fences and Walls
- Garages and Accessory Structures
- Landscaping
- Lighting
- Screening
- On-Site Residential Amenities



Ch 5: Nonresidential Site Design

Topics Addressed

- Access and On-Site Circulation
- Nonresidential Buildings
- Fences and Walls
- Landscaping
- Lighting
- On-Site Parking
- Outdoor Storage and Display
- Screening and Buffers



Ch 6: Subdivision Design

Topics Addressed

- Neighborhood Design
- Lots and Blocks
- Survey Requirements
- Perimeter Structures for Residential Subdivisions
- Public and Community Facilities
- Conservation Subdivisions



Ch 7: Infrastructure Design

Topics Addressed

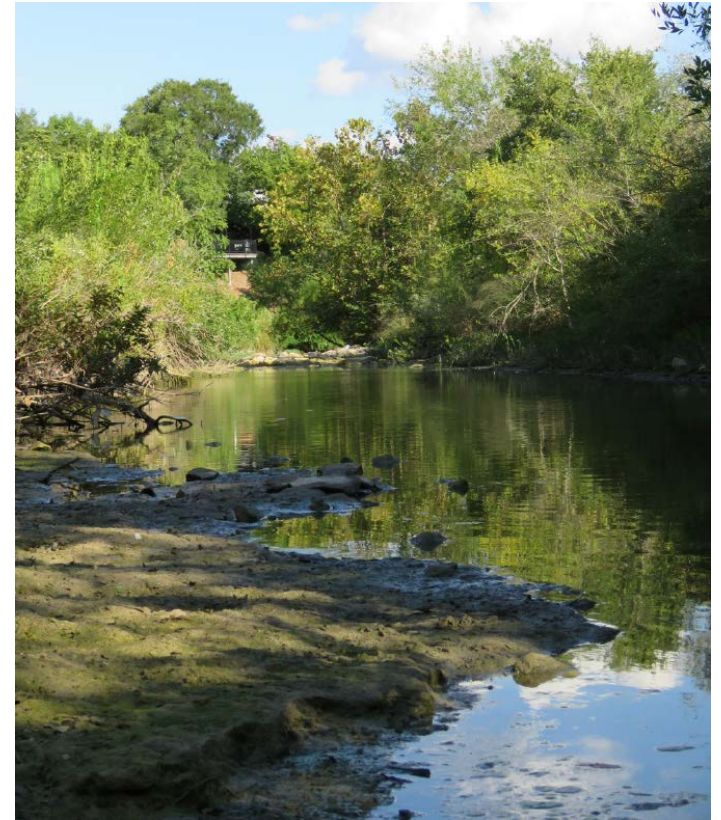
- Transportation Network
- Streets
- Intersections
- Water and Sewer
- Drainage
- Reclaimed Water
- Gas Distribution
- Utility Easements
- Park Land and Trails



Ch 8: Environmental Design

Topics Addressed

- Floodplain Management
- Watershed Protection and Low Impact Development
- Tree Preservation
- Steep Slopes



Ch 9: Signage

Topics Addressed

- New sign types
- General sign standards
- Particular standards for overlay districts



Questions

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